









Don Mills Spur Line Trail

#### FRONT EXTERIOR

- Mature trees & shrubs
- Eight car parking on driveway
- Detached double car garage with one garage door remote
- Exterior pot lights
- Roof approximately 6 years old
- Flagstone walkway, steps & patio
- Brick retaining wall

#### BACKYARD

- Private
- Raised stone patio
- Lower stone patio
- Mature trees & shrubs
- Three-sided fence with gate access to Don Mills Spur Line Trail
- Two garden sheds
- Wood burning fire pit
- Two custom Keter storage units
- Extra landscaping stones
- Two picnic tables

#### FOYER

- Transom window
- Coat closet

#### KITCHEN

- Overlooks front garden
- LED pot lighting with dimmer switch
- Stainless-steel French door Jenn-Air fridge
- Stainless-steel Whirlpool stove
- Built-in stainless-steel LG dishwasher '24

#### DINING ROOM

- Open concept
- Lutron LED lighting with dimmer switch
- Refinished oak hardwood flooring
- Crown moulding
- Overlooks side garden
- Storage closet

#### LIVING ROOM

- Broadloom '25
- Porcelain tile flooring
- Wood burning fireplace with brick surround
- Two sliding door walkouts to back garden
- Crown moulding
- Lutron LED lighting with dimmer switch

#### HALLWAY

- Three skylights in attic
- Refinished oak hardwood flooring
- Sliding double door storage closet with laundry chute

#### PRIMARY BEDROOM

- Overlooks back garden
- Custom split blinds
- Oak hardwood flooring
- LED lights
- Sliding double door closet



#### BEDROOM

- Overlooks back garden
- Custom split blinds
- Oak hardwood flooring
- Closet

#### BEDROOM

- Overlooks front garden
- Custom shades
- Oak hardwood flooring
- Closet
- Wall-mounted storage

#### 4 PIECE BATHROOM

- Deep soaker tub
- Ceramic tile flooring & surround
- Overlooks front garden

#### BASEMENT

- Pocket door entry
- Walk-up to back garden
- Double door storage closet

#### RECREATION ROOM

- Broadloom '25
- LED lighting with dimmer switch
- Above-ground windows
- 100-amp service
- Paneled walls
- Storage under stairs & extra closet

#### KITCHENETTE

- Porcelain tile flooring
- LED lighting
- Under cabinet lighting
- Glass tile backsplash
- Stainless-steel Sylvania microwave
- Spaceaide stainless-steel cooktop with 2 burners, sink & built-in fridge with mini freezer

#### BEDROOM

- Broadloom '25
- Above-ground windows
- LED lighting
- Small walk-in closet
- Wooden blinds

#### LAUNDRY ROOM

- Above-ground windows
- Porcelain flooring
- Built-in storage & shelving units
- Exposed True Steel structure beams
- Metal shelving unit
- GE washer & dryer



#### UTILITY ROOM

- Built-in L-shaped wooden storage shelves
- Furnace & tank-less hot water system approximately 11 years old. Before tax furnace rental \$106.92/mo. & water heater rental \$51.16/mo. Buy out before tax for furnace \$2,512.20, hot water heater \$1,263.00 (quoted by Enercare June 24, 2026)

#### 4 PIECE BATHROOM

- Pocket door entry
- LED pot lights
- Porcelain tile flooring & tub surround
- Deep soaker tub
- Pedestal sink
- Above-ground window

#### IN YOUR NEIGHBOURHOOD

- Donalda Golf Club
- Don Mills Spur Line Trail
- Shoppers Drug Mart
- Bond Park
- Bond Trail
- Don Mills Tennis Club
- CF Shops at Don Mills with top rated restaurants
- VIP Cineplex movie theatre
- Metro grocery store
- Longo's at York Mills
- LCBO
- Don Mills Public Library
- Real Canadian Superstore
- Soon-to-be Crosstown Community Centre
- Edwards Gardens
- Charles Sauriol Conservation Area
- Wilket Creek Recreational Trail
- TTC & LRT (Don Valley Station)
- DVP & Highway 401

#### NEIGHBOURHOOD SCHOOLS

- Norman Ingram Public School
- Don Mills Middle School
- Don Mills Collegiate Institute
- Northern Secondary School
- Broadlands Public School (French Immersion)
- Windfields Middle School (French Immersion)
- York Mills Collegiate Institute (French Immersion)
- Denlow Public School (Middle Immersion)
- Milne Valley Middle School (Middle Immersion)
- Leaside High School (Middle Immersion)
- St. Bonaventure Catholic School (Extended French)
- Our Lady of Wisdom Catholic School (French Immersion)
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen (Co-ed)
- Crescent School
- Toronto French School
- Havergal College